

COUSENS FARM, MICKFIELD SCHEDULE OF WORKS

This schedule is to be read in conjunction with drawings no's 01.A, 02.C, 04.0, 05.0, 06.0, 07.0, 09.A, 10.A, 11.A, 12.0, 13.0, 14.0, 15.0

0.0	Preliminaries	
0.1	Show here the amount for contractors preliminaries to include all overheads, insurances, administrative costs and attendance on sub contractors etc.	
0.2	Provide temporary welfare and storage accommodation for the contractors use to comply with H&S requirements for the duration of the contract. Electricity for the works will be metered and paid by the contractor, water will be paid by the client.	
0.3	Price for the removal and disposal of debris and materials arising from demolitions.	
0.4	Price for erecting scaffolding, adjusting as necessary during the works and dismantling on completion.	
1.0	Utility and Cloakroom	
1.1	Form 2 no. partitions in in 100x50 studs @ 400 c'rs with noggins @ 900 c'rs, clad both sides in 12.5mm "Gyproc Wallboard ten" & plaster skim (moisture resistant in bathrooms) with 75mm "Rockwool Flexi" sound insulation in cavity.	
1.2	Fit 2 no softwood panelled doors as drawing 12.	
2.0	Garden room	
2.1	Break out beneath existing window opening and fit glazed double doors as drawing 12.	
2.2	Excavate trench footings to external walls and cast concrete footings 1m deep subject to Building Control approval.	
2.3	Build up external walls to floor level in 300mm cavity construction as :- 100mm "Celcon standard" block inner leaf. 100mm cavity with 90mm "Kingspan Kooltherm K106 cavity board" insulation and 100mm 'Wienerberger - Mardale Antique" brick outer leaf laid in 1:4 cement/sand mortar with plasticizer (designation II)	
2.4	Lay 125mm concrete floor slab on DPM on sand blinding on 225mm compacted sub base. Lay 100mm "Kingspan Thermafloor TF70" insulation over slab and finish with 75mm 1:4 cement / sand screed.	
2.5	Construct garden room in aluminium frame with double glazing to doors and fixed glazing colour Anthracite. Form roof covering in single ply membrane and fit 30° pitch rooflight as https://www.sunsquare.co.uk/skylights-and-rooflights/	
3.0	Boot Room	

3.1	Remove existing back door and canopy and dispose. Break out section of external wall as shown on drawing 2.	
3.2	Excavate trench footings to external walls and cast concrete footings 1m deep subject to Building Control approval.	
3.3	Build up external walls to floor level in 300mm cavity construction as :- 100mm "Celcon standard" block inner leaf. 100mm cavity with 90mm "Kingspan Kooltherm K106 cavity board" insulation and 100mm "Wienerberger - Mardale Antique" brick outer leaf laid in 1:4 cement/sand mortar with plasticizer (designation II) Plaster internally	
3.4	Form roof structure in softwood rafters with painted softwood fascia and barge boards, insulate between and line beneath with plasterboard and skim.	
3.5	Cover roof with re claimed clay pantiles to match main roof	
3.6	Fit painted softwood external door as drawing 12.	
3.7	Fit painted softwood window as drawing 13.	
4.0	Front door	
4.1	Remove existing entrance canopy and make good wall in Lime render and limewash.	
4.2	Remove existing entrance door and fit new hardwood door as detailed on drawing 12.	
5.0	Dining room / West window	
5.1	Remove existing softwood window to dining room and dispose.	
5.2	Fit new painted softwood window as drawing 13.	
6.0	Landing window	
6.1	Remove existing softwood window to dining room and dispose.	
6.2	Fit new painted softwood window as drawing 13.	
7.0	Cart Lodge	
7.1	Excavate and lay mass concrete foundations and pads beneath posts.	
7.2	Build up brick plinth walls 215 mm thick in "Wienerberger - Mardale Antique" brick incorporating plinth brick ref: PL.3 at top, laid in 1:4 cement/sand mortar with plasticizer (designation II) below ground and 1:1:6 cement/Lime/sand mortar (designation III) above ground in Flemish bond. Incorporate "Hyload" DPC lapped with DPM in floor.	
7.3	Lay 150mm Mix RC30 concrete floor slab with A252 mesh as engineers drawing D2, on 1200 gauge DPM on 30mm sand blinding on 150mm compacted sub base.	
7.4	Construct walls in treated softwood studwork, include for bolting down to plinth brickwork. Fit "Klober permo easy" membrane and 25 x 38mm treated vertical battens over. Clad in 200 x 28 / 8mm preservative treated feather edge boards. Include for timber cover pieces to reveals and corners. Fix with stainless steel lost head nails, 55mm long, 1 no. nail per board / batten. Fit code 3 lead flashing to plinth.	

7.5	Form framing to the main openings in Oak.	
7.6	Form internal partition in softwood studs clad in OSB.	
7.7	Form roof structure in "Attic" type trusses, manufactured by specialist and installed in accordance with their recommendations to include all bracing etc. Provide calculations for Building Control approval.	
7.8	Cover roof with "Marley Lincoln Clay Pantiles colour Rustic Red" laid in accordance with manufacturer's recommendations laid in accordance with manufacturer's recommendations on 25 x 38mm preservative treated battens on "Klober Permoforte" breathable felt, include for proprietary eaves carrier system. Fit matching Third Round ridge tiles laid in 1:1:6 cement/Lime/Sand mortar and mortar bedded verges. Include for dentil slips to ridge.	
7.9	Fit treated softwood double doors.	
8.0	Stable Building	
8.1	Remove existing shallow pitch roof covering and structure.	
8.2	Reduce height of North blockwork wall to match height of south wall.	
8.3	Form roof structure in "Attic" type trusses, manufactured by specialist and installed in accordance with their recommendations to include all bracing etc. Provide calculations for Building Control approval.	
8.4	Build up gables in treated softwood studwork, fit "Klober permo easy" membrane and 25 x 38mm treated vertical battens over. Clad in 200 x 28 / 8mm preservative treated feather edge boards.	
8.5	Cover roof with "Marley Lincoln Clay Pantiles colour Rustic Red" laid in accordance with manufacturer's recommendations laid in accordance with manufacturer's recommendations on 25 x 38mm preservative treated battens on "Klober Permoforte" breathable felt, include for proprietary eaves carrier system. Fit matching Third Round ridge tiles laid in 1:1:6 cement/Lime/Sand mortar and mortar bedded verges. Include for dentil slips to ridge.	
9.0	Outbuilding	
9.1	Remove existing windows and doors and dispose.	
9.2	Fit 2 no. new windows as drawing 13	
9.3	Fit new glazed double doors as drawing 12.	
9.4	Remove existing asbestos gutter and fit new gutters and downpipes both sides in black UPVC as "Brett Martin cast Iron Style".	